

# Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## Levy Authority Summary

Local Government Name: LE MARS  
Local Government Number: 75G697

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
LEMARS WESTMAR URBAN RENEWAL	75007	1
LEMARS AG URBAN RENEWAL	75024	1

**TIF Debt Outstanding:** 12,344,585

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<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2013 Cash Balance Restricted for LMI</b>
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TIF Revenue:	3,029,299
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>3,029,299</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	1,757,418
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,757,418</b>

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<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:</b>	<b>1,271,881</b>	<b>0</b>	<b>Amount of 06-30-2014 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 9,315,286

♣ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## Urban Renewal Area Data Collection

Local Government Name: LE MARS (75G697)  
 Urban Renewal Area: LEMARS WESTMAR URBAN RENEWAL  
 UR Area Number: 75007  
  
 UR Area Creation Date: 11/1995  
  
 UR Area Purpose: See plan and amendment

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
LE MARS CITY/LE MARS SCH/WESTMAR UR INC	75104	75105	11,564,152

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	15,641,310	3,343,700	0	0	-40,744	18,944,266	0	18,944,266
Taxable	0	8,261,196	3,343,700	0	0	-40,744	11,564,152	0	11,564,152
Homestead Credits									62

**TIF Sp. Rev. Fund Cash Balance  
as of 07-01-2013:**

0

0

**Amount of 07-01-2013 Cash Balance  
Restricted for LMI**

TIF Revenue: 332,158  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 332,158**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 332,158  
 Returned to County Treasurer: 0  
**Total Expenditures: 332,158**

**TIF Sp. Rev. Fund Cash Balance  
as of 06-30-2014:**

0

0

**Amount of 06-30-2014 Cash Balance  
Restricted for LMI**

## Projects For LEMARS WESTMAR URBAN RENEWAL

### Conv Center HVAC

Description:	HVAC
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

### Aquatic Center Roof

Description:	Roof
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

### Comm Serv Center Parking

Description:	Parking
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

### Phy Plant Demo/Site Restor

Description:	Demo/Restoration
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

### Comm Serv Center Roof

Description:	Roof
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

### Campus Purchase/Dev Costs

Description:	Purchase/Development
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

### Weidler CSC South Access

Description:	Access
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

## Conv Center Remodel

Description:	Renov
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

## Centennial Sale Costs

Description:	Sale
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

## KIME Sale Costs

Description:	Sale
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

## Mock Library Sale Costs

Description:	Sale
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For LEMARS WESTMAR URBAN RENEWAL

### Conv Center HVAC Debt

Debt/Obligation Type:	Internal Loans
Principal:	250,000
Interest:	0
Total:	250,000
Annual Appropriation?:	No
Date Incurred:	12/01/2010
FY of Last Payment:	2016

### Aquatic Center Roof Debt

Debt/Obligation Type:	Internal Loans
Principal:	113,000
Interest:	0
Total:	113,000
Annual Appropriation?:	No
Date Incurred:	12/01/2006
FY of Last Payment:	2014

### CSC Parking Debt

Debt/Obligation Type:	Internal Loans
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	No
Date Incurred:	12/01/2010
FY of Last Payment:	2015

### Phys Plant Demo/Site Debt

Debt/Obligation Type:	Internal Loans
Principal:	75,000
Interest:	0
Total:	75,000
Annual Appropriation?:	No
Date Incurred:	12/01/2010
FY of Last Payment:	2015

### CSC Roof Debt

Debt/Obligation Type:	Internal Loans
Principal:	66,290
Interest:	0
Total:	66,290
Annual Appropriation?:	No
Date Incurred:	12/01/2006
FY of Last Payment:	2014

## Campus Purch/Dev Costs Debt

Debt/Obligation Type:	Internal Loans
Principal:	144,644
Interest:	0
Total:	144,644
Annual Appropriation?:	No
Date Incurred:	12/01/2006
FY of Last Payment:	2014

## Weidler CSC South Access

Debt/Obligation Type:	Internal Loans
Principal:	23,917
Interest:	0
Total:	23,917
Annual Appropriation?:	No
Date Incurred:	12/01/2012
FY of Last Payment:	2016

## Conv Center Remodel

Debt/Obligation Type:	Internal Loans
Principal:	123,477
Interest:	0
Total:	123,477
Annual Appropriation?:	No
Date Incurred:	12/01/2012
FY of Last Payment:	2016

## Centennial Sale Costs

Debt/Obligation Type:	Internal Loans
Principal:	36,421
Interest:	0
Total:	36,421
Annual Appropriation?:	No
Date Incurred:	12/01/2013
FY of Last Payment:	2016

## KIME Sale Costs

Debt/Obligation Type:	Internal Loans
Principal:	117,865
Interest:	0
Total:	117,865
Annual Appropriation?:	No
Date Incurred:	12/01/2013
FY of Last Payment:	2016

## Mock Library Sale Costs

Debt/Obligation Type:	Internal Loans
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Principal:	85,103
Interest:	0
Total:	85,103
Annual Appropriation?:	No
Date Incurred:	12/01/2013
FY of Last Payment:	2016

## Non-Rebates For LEMARS WESTMAR URBAN RENEWAL

TIF Expenditure Amount:	144,644
Tied To Debt:	Campus Purch/Dev Costs Debt
Tied To Project:	Campus Purchase/Dev Costs

TIF Expenditure Amount:	113,000
Tied To Debt:	Aquatic Center Roof Debt
Tied To Project:	Aquatic Center Roof

TIF Expenditure Amount:	66,290
Tied To Debt:	CSC Roof Debt
Tied To Project:	Comm Serv Center Roof

TIF Expenditure Amount:	8,224
Tied To Debt:	CSC Parking Debt
Tied To Project:	Comm Serv Center Parking



## TIF Taxing District Data Collection

Local Government Name: LE MARS (75G697)  
 Urban Renewal Area: LEMARS WESTMAR URBAN RENEWAL (75007)  
 TIF Taxing District Name: LE MARS CITY/LE MARS SCH/WESTMAR UR INC  
 TIF Taxing District Inc. Number: 75105  
 TIF Taxing District Base Year: 1995  
 FY TIF Revenue First Received: 1997  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1995

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	15,641,310	3,343,700	0	0	-40,744	18,944,266	0	18,944,266
Taxable	0	8,261,196	3,343,700	0	0	-40,744	11,564,152	0	11,564,152
Homestead Credits									62

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	11,564,152	11,564,152	0	0

FY 2014 TIF Revenue Received: 332,158

## Urban Renewal Area Data Collection

Local Government Name: LE MARS (75G697)  
 Urban Renewal Area: LEMARS AG URBAN RENEWAL  
 UR Area Number: 75024  
 UR Area Creation Date: 07/1992  
 UR Area Purpose: See attached plan and amendments

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
LEMARS CITY AG/LEMARS SCH/LEMARS AG UR INC	75168	75169	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** **0** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 2,697,141  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 2,697,141**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 1,425,260  
 Returned to County Treasurer: 0  
**Total Expenditures: 1,425,260**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** **1,271,881** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For LEMARS AG URBAN RENEWAL

### IA 3 W Admin

Description:	Admin
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

### Water Improv Bonding

Description:	Water Improvements
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

### Wastewater Improv

Description:	Wastewater Improvements
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

### LeMars Bus Park

Description:	Development Costs
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

### Killeas Ind Park

Description:	Development Costs
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### Airport Bus Park

Description:	Development Costs
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

### IA 3 W Rec Trail

Description:	Trail Costs
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No

Payments Complete:	No
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## **Earthwork/Drainage/DetBasin**

Description:	Earthwork/Drainage
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## **Sunset Park Improv**

Description:	Earthwork Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

## **Street/RailCrossing Repairs**

Description:	Street Improv
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## **WW Land Purchase**

Description:	Land Acquisition
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

## **WW Plant Improv/Access Road**

Description:	WW Improv
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

## **HyVee Reloc Improv**

Description:	Street/Drainage/Sewer Improv
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## **LMIP 2nd Rail Improv**

Description:	Rail Improv
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## **HWY 75 N Rec Trail Plaza**

Description:	Trail Costs
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

## 2011 GO Bonds

Description:	GO Bonds
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Airport Improvements

Description:	Airport Improv
Classification:	
Physically Complete:	No
Payments Complete:	No

## Storm Sewer Relocation

Description:	Drainage
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Econ Dev Loan - Van's

Description:	Econ Dev Loan
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Public Works Bldg

Description:	PW Bldg
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

## TIF Admin

Description:	Admin
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For LEMARS AG URBAN RENEWAL

### 2006/2011 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,555,000
Interest:	158,917
Total:	1,713,917
Annual Appropriation?:	No
Date Incurred:	01/01/2006
FY of Last Payment:	2021

### IA 3 W Admin

Debt/Obligation Type:	Internal Loans
Principal:	6,609
Interest:	0
Total:	6,609
Annual Appropriation?:	No
Date Incurred:	06/01/2012
FY of Last Payment:	2014

### Water Impro Bonds

Debt/Obligation Type:	Other Debt
Principal:	2,958,500
Interest:	0
Total:	2,958,500
Annual Appropriation?:	No
Date Incurred:	06/01/2012
FY of Last Payment:	2014

### Wastewater Improv

Debt/Obligation Type:	Internal Loans
Principal:	2,000,000
Interest:	0
Total:	2,000,000
Annual Appropriation?:	No
Date Incurred:	06/01/2012
FY of Last Payment:	2014

### Le Mars Bus Park

Debt/Obligation Type:	Internal Loans
Principal:	29,464
Interest:	0
Total:	29,464
Annual Appropriation?:	No
Date Incurred:	06/01/2013
FY of Last Payment:	2015

## Killeas Ind Park

Debt/Obligation Type:	Internal Loans
Principal:	13,045
Interest:	0
Total:	13,045
Annual Appropriation?:	No
Date Incurred:	06/01/2013
FY of Last Payment:	2015

## Airport Bus Park

Debt/Obligation Type:	Internal Loans
Principal:	81,559
Interest:	0
Total:	81,559
Annual Appropriation?:	No
Date Incurred:	06/01/2013
FY of Last Payment:	2015

## IA 3 W Rec Trail

Debt/Obligation Type:	Internal Loans
Principal:	19,821
Interest:	0
Total:	19,821
Annual Appropriation?:	No
Date Incurred:	06/01/2013
FY of Last Payment:	2015

## Earthwork/Drainage/DetBasin

Debt/Obligation Type:	Internal Loans
Principal:	198,172
Interest:	0
Total:	198,172
Annual Appropriation?:	No
Date Incurred:	06/01/2013
FY of Last Payment:	2015

## Sunset Parki Improv

Debt/Obligation Type:	Internal Loans
Principal:	10,523
Interest:	0
Total:	10,523
Annual Appropriation?:	No
Date Incurred:	06/01/2013
FY of Last Payment:	2015

## Street/Rail Crossing Repairs

Debt/Obligation Type:	Internal Loans
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Principal:	65,286
Interest:	0
Total:	65,286
Annual Appropriation?:	No
Date Incurred:	06/01/2013
FY of Last Payment:	2015

## **WW Land Purchase**

Debt/Obligation Type:	Internal Loans
Principal:	238,865
Interest:	0
Total:	238,865
Annual Appropriation?:	No
Date Incurred:	06/01/2013
FY of Last Payment:	2015

## **WW Plant Improv/Access Road**

Debt/Obligation Type:	Internal Loans
Principal:	270,245
Interest:	0
Total:	270,245
Annual Appropriation?:	No
Date Incurred:	06/01/2013
FY of Last Payment:	2015

## **HyVee Reloc Improv**

Debt/Obligation Type:	Internal Loans
Principal:	125,000
Interest:	0
Total:	125,000
Annual Appropriation?:	No
Date Incurred:	06/01/2013
FY of Last Payment:	2015

## **LMIP 2nd Rail Improv**

Debt/Obligation Type:	Internal Loans
Principal:	1,062,745
Interest:	0
Total:	1,062,745
Annual Appropriation?:	No
Date Incurred:	06/01/2013
FY of Last Payment:	2015

## **Hwy 75 N Rec Trail Plaza**

Debt/Obligation Type:	Internal Loans
Principal:	62,093
Interest:	0
Total:	62,093
Annual Appropriation?:	No



Date Incurred:	06/01/2013
FY of Last Payment:	2015

### **IA 3 W Rec Trail**

Debt/Obligation Type:	Internal Loans
Principal:	66,263
Interest:	0
Total:	66,263
Annual Appropriation?:	No
Date Incurred:	06/01/2014
FY of Last Payment:	2016

### **Airport Improv**

Debt/Obligation Type:	Internal Loans
Principal:	167,647
Interest:	0
Total:	167,647
Annual Appropriation?:	No
Date Incurred:	06/01/2014
FY of Last Payment:	2016

### **Lincoln Street Widening**

Debt/Obligation Type:	Internal Loans
Principal:	17,860
Interest:	0
Total:	17,860
Annual Appropriation?:	No
Date Incurred:	06/01/2014
FY of Last Payment:	2016

### **Drainage Improv**

Debt/Obligation Type:	Internal Loans
Principal:	19,338
Interest:	0
Total:	19,338
Annual Appropriation?:	No
Date Incurred:	06/01/2014
FY of Last Payment:	2016

### **Storm Sewer Reloc**

Debt/Obligation Type:	Internal Loans
Principal:	14,567
Interest:	0
Total:	14,567
Annual Appropriation?:	No
Date Incurred:	06/01/2014
FY of Last Payment:	2016

### **Econ Dev Loan**

Debt/Obligation Type:	Internal Loans
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No
Date Incurred:	06/01/2014
FY of Last Payment:	2016

## PW Bldg

Debt/Obligation Type:	Internal Loans
Principal:	1,992,200
Interest:	0
Total:	1,992,200
Annual Appropriation?:	No
Date Incurred:	06/01/2012
FY of Last Payment:	2016

## WW Land Purchase Taxes

Debt/Obligation Type:	Internal Loans
Principal:	1,010
Interest:	0
Total:	1,010
Annual Appropriation?:	No
Date Incurred:	06/01/2014
FY of Last Payment:	2016

## TIF Admin

Debt/Obligation Type:	Internal Loans
Principal:	24,139
Interest:	0
Total:	24,139
Annual Appropriation?:	No
Date Incurred:	06/01/2014
FY of Last Payment:	2016

## Non-Rebates For LEMARS AG URBAN RENEWAL

TIF Expenditure Amount:	198,172
Tied To Debt:	Earthwork/Drainage/DetBasin
Tied To Project:	Earthwork/Drainage/DetBasin

TIF Expenditure Amount:	429,315
Tied To Debt:	2006/2011 GO Bonds
Tied To Project:	2011 GO Bonds

TIF Expenditure Amount:	238,865
Tied To Debt:	WW Land Purchase
Tied To Project:	WW Land Purchase

TIF Expenditure Amount:	558,908
Tied To Debt:	LMIP 2nd Rail Improv
Tied To Project:	LMIP 2nd Rail Improv

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014

## TIF Taxing District Data Collection

Local Government Name: LE MARS (75G697)  
 Urban Renewal Area: LEMARS AG URBAN RENEWAL (75024)  
 TIF Taxing District Name: LEMARS CITY AG/LEMARS SCH/LEMARS AG UR INC  
 TIF Taxing District Inc. Number: 75169  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 1994  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1992

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	22,715	0	0	0	0

FY 2014 TIF Revenue Received: 2,697,141